



HUDSON
MOODY

76a Moor Lane, Dringhouses, York YO24 2QY



An exciting opportunity to purchase this substantial DETACHED HOUSE which, although IN NEED OF REFURBISHMENT offers GREAT POTENTIAL to be transformed into a fabulous family home.

The sizeable front entrance hall leads into a generous living room with feature fireplace and attractive bow window. The large fitted kitchen, with integral appliances, opens into a spacious dining room and brick built garden room with French doors and windows overlooking the garden. The rear hallway leads into a utility room incorporating a shower and downstairs toilet.

To the first floor are five good sized bedrooms and the house bathroom with coloured suite.

The house is approached via a brick set driveway adjacent to which is a lawned garden. To the rear of the house is a detached brick built garage with adjacent store and attractive walled garden.

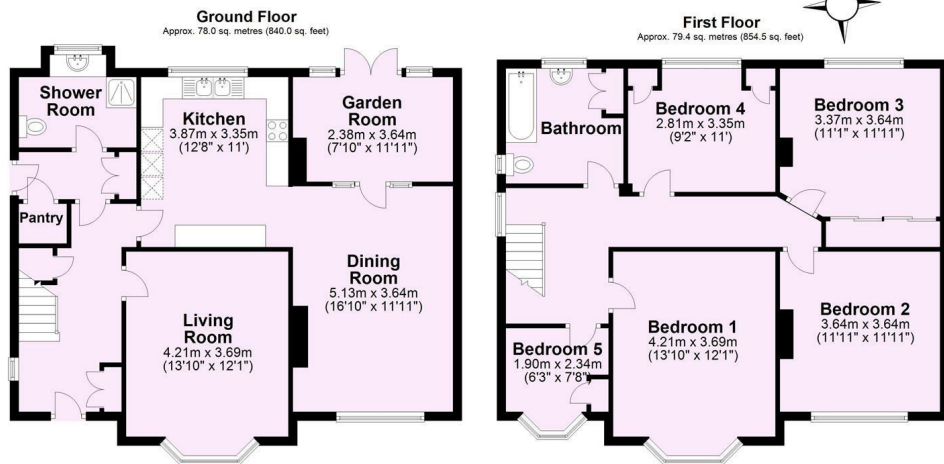


- Traditional Detached House
- Spacious Living Room, Dining Room and Separate Utility
- Garden Room
- Five Bedrooms, Bathroom and Downstairs WC
- Single Detached Garage
- Mature Garden
- In Need of Modernisation
- No Onward Chain

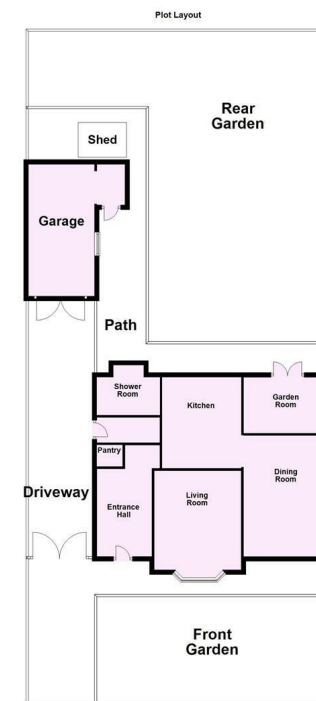
Guide Price £595,000

Tenure: Freehold





For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	57	73
EU Directive 2002/91/EC		
England & Wales		

HUDSON
MOODY

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

58 Micklegate
York
North Yorkshire
YO1 6LF

01904 650650